

# Memo

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**To:** John Merrithew  
**From:** Karen Arnold  
**Date:** May 14, 2009  
**Re:** Request for Waiver of Specific Submission Checklist Items

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The purpose of this memo is to request a waiver of specific items on the Special Exception Application Checklist for two applications that will be filed by Loudoun Water in June.

**Special Exception Application for a Water Treatment Plant – Pt. Parcel A (formerly pt. of Parcel 15 - TM 61; MCPI# 153-35-5865)**

Checklist Item G: Waiver is requested relative to the requirement to submit floor plans and elevations for the front, side, and rear elevations of any on-site structures.

A specific design for the water treatment plant has not yet been initiated. Treatment technologies under consideration are required to undergo pilot testing. Loudoun Water will be working with the Virginia Department of Health to obtain approval of the water treatment technology and related design criteria selected for the water treatment plant. However, a “maximum coverage” scenario has been considered in determining the development envelope, FAR calculation, and height limits for the use on the Special Exception Plat, and these will be committed to.

In lieu of providing the specified plans and elevations, Loudoun Water will submit one or more sections to illustrate the relationship that potential structures have with surrounding natural and manmade features.  
Examples of well designed water treatment plants

will be provided to portray the level of design quality that can be anticipated for the proposed facility. Loudoun Water will commit to a comparable level of quality in its own facility. A list of building materials will also be submitted with the application, and Loudoun Water will agree to choose from among these materials when building design and architecture have been determined.

**Special Exception Application for Use of a Quarry for Water Storage - Parcel 29 (TM 61; MCPI# 114-25-6156)**

Checklist Items G, K5, K12, K19: Waiver is requested relative to requirements to submit floor plans and building elevations, an archeological analysis, tree cover inventory, waters of the U.S./wetland delineation, phase I environmental analysis, and endangered species analysis for this proposed special exception use.

As discussed in the April 16, 2009 meeting that Loudoun Water attended with County staff, the boundary limits of the proposed special exception plat will be limited to the rim of "Quarry A" with just enough area beyond the rim to allow for security fencing once water storage begins. The quarry is being actively mined now and land disturbing activities will continue until mining operations cease. The quarry will be used for water storage as proposed thereafter.

**Conclusion**

Early County action is needed with regard to these proposed special exception uses because they are critical components in the overall program schedule and first phase of Loudoun Water's Central Water Supply Program. Numerous decision points depend upon the outcome of the County's decision process.

The Central Water Supply Program is an initiative to secure a sufficient, sustainable supply of water that meets projected demand for eastern Loudoun County over the next 30 years. Phase I alone of the Program is estimated to cost over \$200 million.

Thank you for your assistance in this matter.